



55a Beam Street  
Nantwich, CW5 5NF

£5,950 Per Annum

415.00 sq ft



Self contained office/consultancy premises in the heart of Nantwich. The property has its own entrance at the side of Well Pharmacy with stairs leading up to two offices/treatment rooms, a kitchen and WC. Located opposite Marks and Spencer with pay and display car parking nearby.

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#### Description

Self contained office/consultancy premises in the heart of Nantwich. The property has its own entrance at the side of Well Pharmacy with stairs leading up to two rooms, a kitchen, WC and under eaves storage. Previously used for Holistics, the location, size and configuration will suit a variety of uses including offices, private medical consultancy or similar uses.

The use class for the building is E (Previously D1). This enables the property to be used for the following purposes:

Retail/Shop  
Cafe/Restaurant (Eat In Only)  
Offices  
Clinics, Health Centre, Creche  
And other uses which fall under E classification.

#### Location

The property is located on Beam Street opposite Marks and Spencer, immediately above Well Pharmacy. Sat Nav users should use post code: CW5 5NF.

#### Accommodation

##### FIRST FLOOR

Consulting/treatment room: 187 Sq ft (17.37 Sq m)  
Office/treatment room: 140 Sq ft (13.01 Sq m)  
Kitchen: 88 Sq ft (8.18 Sq m)  
WC

TOTAL NIA: 415 Sq ft (38.55 Sq m)

#### Services

Mains services are available subject to any reconnection which may be necessary.

#### Rating

\*\*\* ZERO BUSINESS RATES APPLICABLE \*\*\*

The VOA website advises the rateable value for 2025/26 is £4,150. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

#### Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Tenure

Leasehold - A new Tenants Internal Repairing and Insuring Lease on terms to be agreed from 3 years upwards.

Rent: £5,950 per annum

## Proof of identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Credit check

On agreed terms the incoming tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

## Legal cost

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease in the sum of £450+VAT.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ  
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## EPC

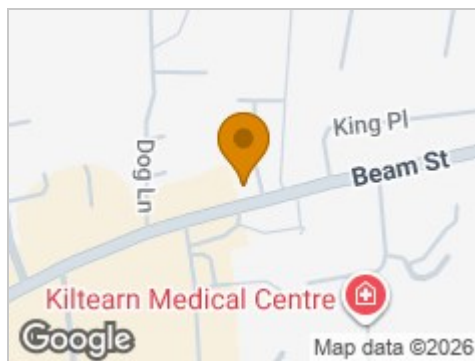
Energy Performance Certificate rating is D.

## VAT

VAT is not applicable to the rent.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Sorry, Floor Plans are not available for this property

**butters john bee** <sup>bjb</sup>  
commercial

## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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